

A CONFIRMING RESOLUTION amending the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3620 Centennial Drive, Fort Wayne, Indiana 46808 (Kaiser Tool Company, Inc).

WHEREAS, Common Council has previously designated and confirmed by Confirming Resolution No. R-27-93 the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, due to a scrivener's error said designation was originally granted for a one year period rather than applicant's request for a five year designation period; and

WHEREAS, said project will create four additional permanent jobs for a total additional annual payroll of \$80,000, with the average new annual job salary being \$20,000; and

WHEREAS, the total estimated project cost is \$800,000; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

1 **SECTION 1.** That, the Resolution previously designating the
2 above described property as an "Economic Revitalization Area" is
3 confirmed in all respects.

4 **SECTION 2.** That, the hereinabove described property is hereby
5 declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-
6 12.1, said designation to begin on the initial effective date of
7 Confirming Resolution No. R-27-93 and continue for a five year
8 period. Said designation shall terminate at the end of that five
9 year period.

10 **SECTION 3.** That, said designation of the hereinabove
11 described property as an "Economic Revitalization Area" shall apply
12 to both a deduction of the assessed value of real estate and
13 personal property for new manufacturing equipment.

14 **SECTION 4.** That, the estimate of the number of individuals
15 that will be employed or whose employment will be retained and the
16 estimate of the annual salaries of those individuals and the
17 estimate of the value of redevelopment or rehabilitation and the
18 estimate of the value of the new manufacturing equipment, all
19 contained in Petitioner's Statement of Benefits are reasonable and
20 are benefits that can be reasonably expected to result from the
21 proposed described redevelopment or rehabilitation and from the
22 installation of the new manufacturing equipment.

23 **SECTION 5.** The current year approximate tax rates for taxing
24 units within the City would be:

25 (a) If the proposed development does not occur, the
26 approximate current year tax rates for this site would be
27 \$8.9176/\$100.

28 (b) If the proposed development does occur and no deduction
29 is granted, the approximate current year tax rate for the
30 site would be \$8.9176/\$100 (the change would be
31 negligible).

32 (c) If the proposed development occurs and a deduction
percentage of fifty percent (50%) is assumed, the

approximate current year tax rate for the site would be \$8.3154/\$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$8.3154/\$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$8.3154/\$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$8.3154/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 8. For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the statement of benefits form approved by the Fort Wayne Common Council at the time of filing.

SECTION 9. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included in the deduction application. For subsequent years, the

performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

SECTION 10. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

SECTION 11. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Clitus R Edmonds

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay

J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Edmonds, seconded by _____, and duly adopted, read the second time by _____ (and the title and referred to the Committee on Finance) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 4-26-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
MACQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
MUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 5-24-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. P-32-94 on the 24th day of May, 1994

ATTEST: (SEAL)
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
Clint R Edmonds
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of May, 1994 at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of May, 1994, at the hour of 2:30 o'clock P. M., E.S.T.
Paul Helmke
PAUL HELMKE, MAYOR



AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

☒ Real Estate Improvements
☒ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Kaiser Tool Co., Inc.

Address of Applicant's Principal Place of Business:

701 Sherman Boulevard
Fort Wayne, IN
46808

Phone Number of Applicant: (219) 422-2408

Street Address of Property Proposed to be Designated:

3619 Centennial Drive
Fort Wayne, IN 46825 08

Real Estate Key Number for the Property: None No 120 7

Staff to Complete:

SIC Code of Principal User of Property: _____

YES NO

 X

X

X

X

X

 X

_____ Sewer Lines
_____ Water Lines
_____ Road Improvements
_____ Other

X

 X

C.

site? M-2

What zoning classification does the project require? Same

What is the nature of the business to be conducted at the project site?

Manufacturing cutting tools

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

None

What is the condition of the structure(s) listed above? N/A

Current assessed value of real estate:

Land _____
Improvements _____
Total _____

What was the amount of total property taxes owed during the immediate past year? \$ _____ for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

Construct 20,000 sq ft Office and Manufacturing Facility.

What is the total amount of project cost? \$ 650,000

What is the anticipated first year tax savings attributable to this designation? \$_____

Explain how your company plans to use these tax savings.

HIRE ADDITIONAL PEOPLE AND PURCHASE NEW EQUIPMENT

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: \$208,230

What was the amount of personal property taxes owed during the immediate past year? \$ 13,405.20 for year 19 92 .

Give a brief description of new manufacturing equipment to be installed at the project site.

MACHINING CENTER AND SURFACE GRINDERS

Cost of new manufacturing equipment: \$ 150,000

Development Time Frame:

When will installation begin of new manufacturing equipment?
ONE YEAR AFTER COMPLETION OF BUILDING

When is installation expected to be completed? FIVE YEARS

Explain how your company plans to use these tax savings.

HIRE ADDITIONAL PEOPLE AND PURCHASE NEW EQUIPMENT

✓ What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 22

How many permanent jobs will be created as a result of this project? 4

Anticipated time frame for reaching employment level stated above FOUR YEARS

Current annual payroll: \$ 546,761

New additional payroll: \$ 92,000

What is the nature of the jobs to be created?

MANUFACTURING AND CLERICAL POSITIONS

Please provide the annual salary range for the jobs being created:

Minimum \$ 14,000 Maximum \$ 40,000 Average \$ 20,000

Please check if these newly-created jobs provide any of the listed benefits:

<u> </u>	Pension Plan
<u> X </u>	Tuition Reimbursement
<u> X </u>	Major Medical Plan
<u> X </u>	Life Insurance
<u> X </u>	Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<u> </u>	JobWorks
<u> </u>	Benito Juarez Center
<u> </u>	Township of Wayne
<u> </u>	Catholic Charities Ft Wayne-South Bend Diocese
<u> </u>	Community Action of Northeast Indiana, Inc.
<u> </u>	State of Indiana, Department of Public Welfare
<u> </u>	Fort Wayne Rescue Mission
<u> </u>	Lutheran Social Services, Inc.
<u> </u>	Fort Wayne Urban League, Inc.
<u> </u>	Fort Wayne Women's Bureau
<u> </u>	State of Indiana, Employment Security Division
<u> </u>	State of Indiana, Vocational Rehabilitation
<u> </u>	Services
<u> </u>	Anthony Wayne Services
<u> </u>	Indiana Department of Commerce
<u> </u>	Indiana Institute of Technology
<u> </u>	Indiana Purdue University at Fort Wayne
<u> </u>	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

In what Township is the project site located? _____

In what Taxing District is the project site located? 80

G. CONTACT PERSON

Name and address of contact person for further information if required:

Fred C. Silkworth
P.O. Box 8397 Fort Wayne, IN 46825

Phone number of contact person: (219) 489-8783

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Lenore E. Perry, President
Signature of Applicant
Lenore E. Perry

3/1/93
Date

EXHIBITS

The following exhibits must be attached to the application for it to be considered complete.

1. Legal description of property.
2. Check for application fee (see table below) to be made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 7 00
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property in which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer KAISER TOOL COMPANY INC	
Address of taxpayer (street and number, city, state and ZIP code) 701 SHERMAN BLVD FORT WAYNE, IN 46808	
Name of contact person LENORE E PERRY	Telephone number (219) 422-2408

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body CITY COUNCIL	Resolution number	
Location of property 3620 CENTENNIAL DRIVE	County ALLEN	Taxing district 80
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) 20,000 SQUARE FEET OF OFFICE & MANUFACTURING FACILITY NEW MACHINING CENTER AND SURFACE GRINDERS	Estimated starting date 6/1/93	
	Estimated completion date 12/31/93	

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 22	Salaries \$546,761	Number retained 22	Salaries \$546,761	Number additional 4	Salaries \$80,000

SECTION 4 ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values				
Plus estimated values of proposed project	\$650,000		\$150,000	
Less values of any property being replaced				
Net estimated values upon completion of project	\$650,000		\$150,000	

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER
<p>EXISTING FACILITY CAN NOT BE EXPANDED FOR ANTICIPATED GROWTH. COMPANY NEEDS ADDITIONAL SPACE TO ACCOMMODATE NEW PEOPLE AND EQUIPMENT.</p>

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title PRESIDENT	Date signed (month, day, year) 3/1/93



MEMORANDUM

TO: Common Council Members

FROM: Trisha Gensic *TB*
Senior Business Development Specialist, Department of Economic Development

DATE: April 20, 1994

SUBJECT: Real and Personal Tax Abatement Application dated March 3, 1993 for Kaiser Tool Company, Inc.
Address: 3620 Centennial Drive, Fort Wayne, Indiana 46808

Background

AMENDED

Q-94-04-27

Due to a scrivener's error Kaiser Tool Company, Inc. is requesting a correction of the designation period granted under Confirming Resolution R-27-93. The original designation period was granted for one year after the effective date of the resolution. This amended resolution would correct the error by stating that the designation period is to be effective for a period of five years from the effective date of the original Confirming Resolution for the property commonly known as 3620 Centennial Drive.

Original Description of Project: Construction of a 20,000 sf manufacturing building with office. Purchase and installation of a machining center and a surface grinder.

Average Annual Wage:	\$20,000	Total Project Cost:	\$800,000
Number of Full Time Jobs to be Created:	4	Councilmanic District:	3rd
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M-2

Project is Located Within a:

Designated Downtown Area:	Yes__ No <u>X</u>	Redevelopment Area:	Yes <u>X</u> No__
Urban Enterprise Area:	Yes__ No <u>X</u>	Platted Industrial Park:	Yes <u>X</u> No__

Effect of Passage of Tax Abatement

Will allow for the creation of four new jobs.

Effect of Non-Passage of Tax Abatement

Will restrict the company's ability to create new jobs.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are

made:

1. Designation as an "Economic Revitalization Area" should be amended.
2. Designation should be granted for a five year period from the effective date of Confirming Resolution R-27-93.
3. The period of deduction should be limited to ten years on real property and five years on personal property.

Signed: *Joshua Gensie* Title *Sr. Bus. Development Spec.*

Comments

DIRECTOR: *Elizabeth A. New*

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Correction to Confirming Resolution No. R-27-93
for Kaiser Tool Company, Inc. due to a scrivener's error. The
correction will amend the Confirming Resolution. The Resolution
should have stated a designation period of three years rather than
one year.

EFFECT OF PASSAGE Will allow tax abatement already approved to
take place.

EFFECT OF NON-PASSAGE Will limit company's ability to undertake
equipment expansion under tax abatement already approved.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) none

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-94-04-27

*Go to
till
May 19*

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming resolution amending
the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 3620 Centennial Drive, Fort Wayne,
Indiana 46808 (Kaiser Tool Company, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Signature]
V. 1994
Cletus R. Edmonds

DATED: 5-24-94

Sandra E. Kennedy
City Clerk